



6 Somersby Close, Luton, LU1 3XB
Asking price £110,000

- Purpose-built ground floor studio flat
- Peppercorn ground rent — no ground rent liability
- Allocated parking space
- Decent sized living area

- Long-standing assured shorthold tenancy in place
- Current rent £7,500 per annum, - potential to increase £9000 subject notices
- Gas heating

- Exceptional 999-year lease from 1984 — approximately 957 years remaining
- Attractive, well-maintained block with immaculate communal grounds
- Modern bathroom

Exclusive to P&R Property, A fantastic opportunity to acquire a well-situated ground floor studio flat as a ready-made investment, complete with a long-standing, reliable tenant in situ. Purpose-built in the mid-1980s, the flat is looked after well and benefits from a decent sized living area, a modern bathroom and gas heating. It forms part of an attractive, well-maintained block with immaculate communal grounds and its own allocated parking space. This represents a genuine opportunity for an investor to enjoy an immediate and dependable income from day one.

ENTRANCE HALL

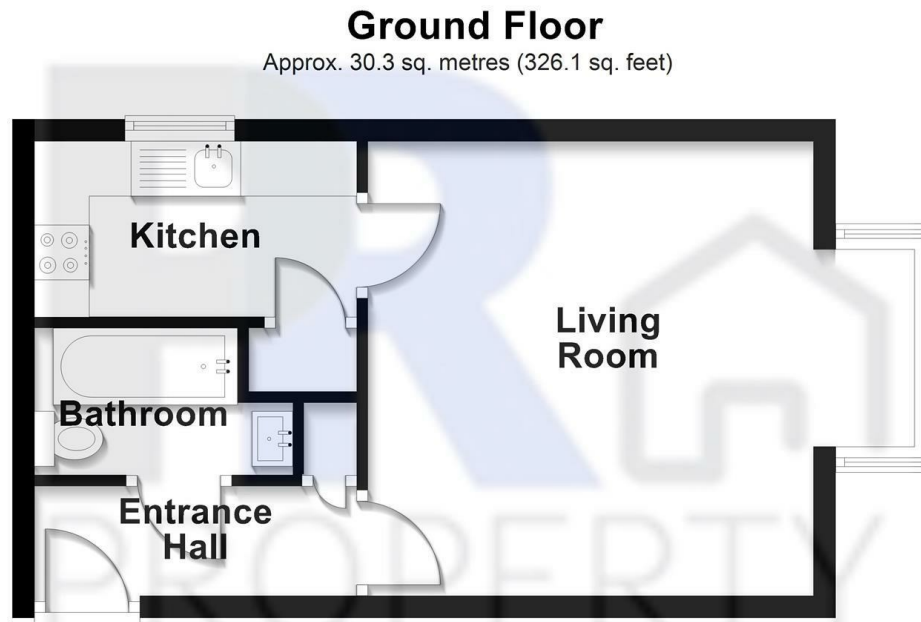
LIVING ROOM 13'7" X 13'4" (4.15M X 4.07M)

KITCHEN 5'3" X 9'8" (1.60M X 2.94M)

BATHROOM

OUTSIDE

ALLOCATED PARKING SPACE



Total area: approx. 30.3 sq. metres (326.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC